

Request for Proposals for the Use of:



The Gittings-Baldwin House

Gunpowder Falls State Park
13717 Baldwin Mill Road
Baldwin, MD 21013

Maryland Department of Natural Resources

Peter Morrill, Curatorship Program Manager
July, 2016

Mission of the Maryland Park Service

The Gittings-Baldwin House is located within the boundaries of Gunpowder Falls State Park. It is important that potential applicants are cognizant of the mission of the Maryland Park Service and tailor their proposal to be compatible with this mission.

Our Mission

The mission of the Maryland Park Service is to manage the natural, cultural, historical and recreational resources to provide for wise stewardship and enjoyment by people.



Gittings-Baldwin House

Gunpowder Falls State Park

History:

The Gittings-Baldwin House is a 2-1/2 story stone house constructed in the late 18th century by the Gittings family. The house is comprised of 4 distinct sections divided by substantial stone walls and retains a great deal of its historic fabric. After falling in to disrepair, the property became the first to be officially included in DNR's Resident Curatorship Program in 1982. Over the ensuing decades, the curators rehabilitated the house and grounds until 2012 when the property was returned to the purview of the Maryland Park Service. The property is currently in need of a new partner to ensure its continued preservation.



Gittings-Baldwin House

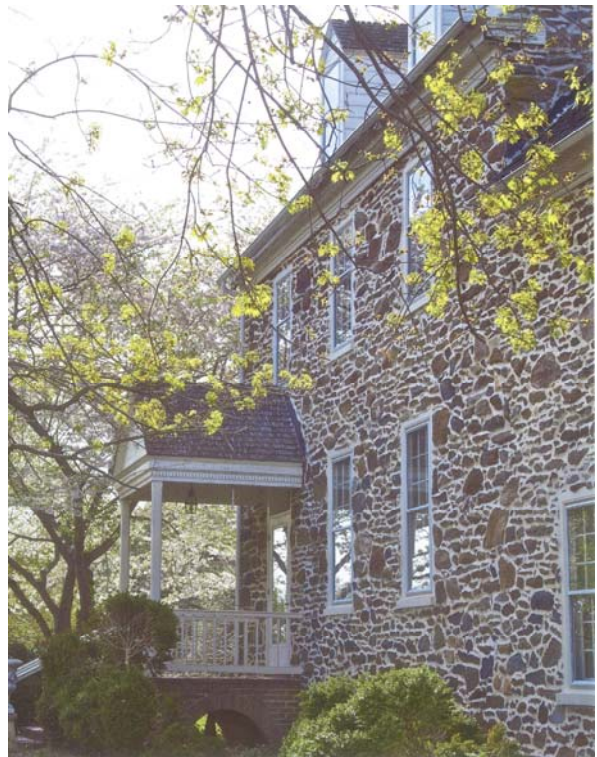
Gunpowder Falls State Park

Vision:

The Department of Natural Resources is very excited to see the Gittings-Baldwin House re-invented and put back in use. After 30 years of primarily residential use, Gunpowder Falls State Park would like to see the property become more accessible to the public. Preference will be given to applications which provide for regular public programming and/or amenities which are consistent with DNR's mission. While DNR encourages creative new uses for the property, proposals should take in to account the historic significance of the property and avoid negatively impacting any historic aspects of the house or grounds. All work must meet the Secretary of the Interiors Standards for Rehabilitation.

Tenants will be responsible for all expenses associated with repair and maintenance of the structure and grounds. Specific lease terms will be reviewed with individual applicants depending on the nature of their proposal.

The property will be available for inspection by appointment only or during scheduled open houses. Please contact Peter Morrill, Curatorship Program Manager, for details.



Gittings-Baldwin House
Gunpowder Falls State Park



Gittings-Baldwin House Gunpowder Falls State Park

Property Boundary



Preservation Standards

Any work performed at the Gittings-Baldwin House must adhere to historic preservation standards. DNR relies on The Secretary of the Interior's Standards for Rehabilitation, which is the most widely accepted standard in the field. See: <http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm>

The Standards (U.S. Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PREPARING & SUBMITTING PROPOSALS

Proposals take the form of a comprehensive document consisting of the following:

Cover Letter: Describe your general plans for the property, your experience, and why you are interested in the program. In addition, describe how your proposed plan benefits the public, and how it fits into the mission of the Maryland Park Service.

Resume(s): Insert a resume for each prospective tenant. Information about, and photographs of, previous related projects may be included. You may also submit information about any consultants, contractors, suppliers, or workers you plan to use.

Financial Disclosure Statement: These forms are available from our program website or from any bank or lending institution. **In addition to this form,** provide a written statement indicating how you plan on financing your proposed restoration of the property and how on-going maintenance will be funded.

The Schedule of Restoration: Provide a task-by-task breakdown, with cost estimates, of each phase of the proposed restoration, showing which tasks are to be accomplished in each year (up to seven years) of the project. There is no set format for the Schedule of Restoration, as applicants should develop their own thorough and logical schedule. Drawings and plans are encouraged. Additions and alterations to surviving historic fabric are strongly discouraged, and all work must conform to the Secretary of the Interiors Standards for Rehabilitation.

Completed proposals are to be submitted to:

Manager of Curatorships
Land Acquisition and Planning
Maryland Department of Natural Resources
Tawes State Office Building, E-4
580 Taylor Ave.
Annapolis, MD 21401
Land Acquisition and Planning Unit

All materials submitted become the property of DNR and will not be returned.

DNR reserves the right to reject any and all proposals and to withdraw this RFP at any time

For more information, send an email to peter.morrill1@maryland.gov or call 410-260-8457.